

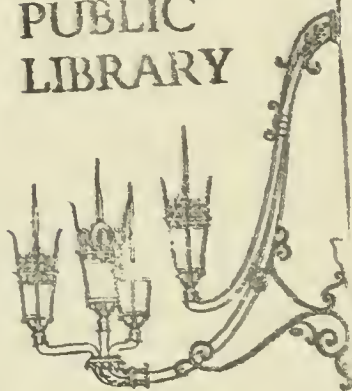
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MEMORANDUM

March 11, 1965

To : Members of the Boston Redevelopment Authority

From : Edward J. Logue, Development Administrator

Subject : PROPOSED PROGRAM FOR EXTENDING URBAN RENEWAL ACTION
IN THE ROXBURY-NORTH DORCHESTER GNRP AREA

This memorandum outlines a program for extending urban renewal action into those sections of the Roxbury-North Dorchester General Neighborhood Renewal Plan (GNRP) Area which lie outside of the Washington Park Urban Renewal Area.

It should be quickly pointed out, however, that while such a program is urgently needed, timely, and attainable, the actual planning and execution of such a program depend upon the availability of Federal funds.

The location and boundaries of both the Washington Park Project Area and the larger Roxbury GNRP Area of which the project is a part, are shown on the key map which is attached herewith.

BRIEFLY

Briefly, the memorandum points out that:

- (1) The 1,800-acre Roxbury-North Dorchester GNRP Area (R-50) is very much an integral part of the over-all Boston Development Program in which the emphasis continues to be on planning with people for the rehabilitation of existing properties and the improvement of the City's middle-aged neighborhoods.
- (2) Urban renewal action in the Washington Park section of Roxbury is now well underway.
- (4) Experience in the 500-acre Washington Park Project Area (R-24) clearly demonstrates that existing neighborhoods can be saved and that rehabilitation can work.

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EAST
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CHARLESTOWN

BACK BAY

DOWNTOWN NORTH

DOWNTOWN

PARKER-HILL
FENWAY

SOUTH BOSTON

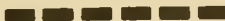
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HOUSING PROJECT)

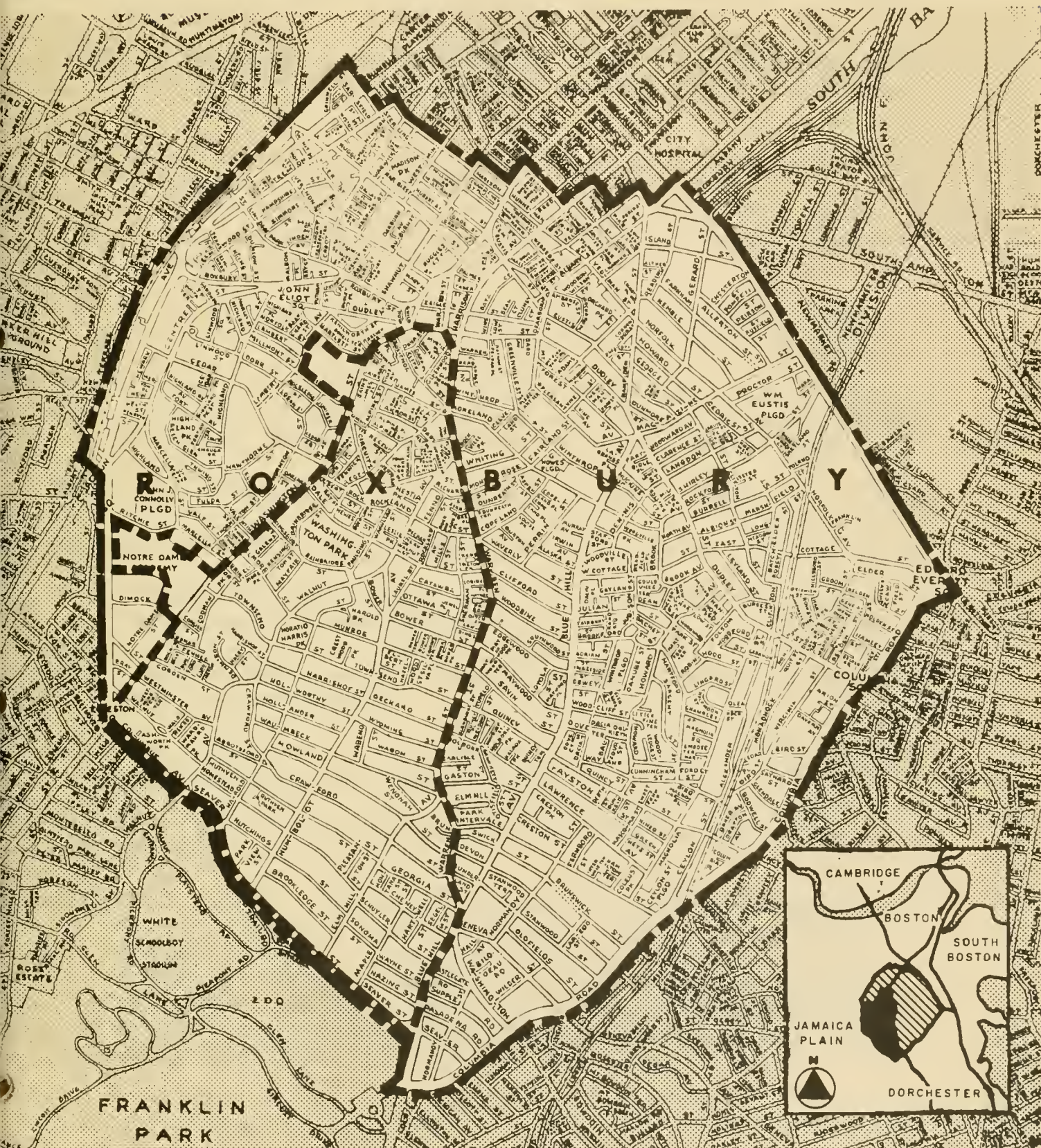
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ROXBURY
NORTH DORCHESTER

ROXBURY-NORTH DORCHESTER GNRP* AREA & WASHINGTON PARK URBAN RENEWAL AREA

	BOUNDARY	ACREAGE	1960 POPULATION	FAMILIES	STAGE
GNRP AREA		1,785	82,247	23,000	GENERAL PLANNING
RENEWAL AREA		502	25,922	6,467	PROJECT EXECUTION



*GENERAL NEIGHBORHOOD RENEWAL PLAN

BOSTON REDEVELOPMENT AUTHORITY



- (5) Urban renewal studies in the larger Roxbury Area have continued in order to provide a more definitive measure of urban renewal needs and opportunities outside of Washington Park.
- (6) The Authority's survey findings in the 1,300-acre area which lies outside of Washington Park provide evidence of extensive blight.
- (7) Social breakdown in the Roxbury Area is closely associated with physical deterioration.
- (8) The large population losses which have occurred in Roxbury reflect an area in transition.
- (9) There is an increasingly urgent need for extending urban renewal action beyond the boundaries of Washington Park.
- (10) In spite of the profound changes which have swept across the face of this community, it has many sources of strength which provide a firm base upon which to build a better Roxbury.
- (11) Its people and institutions are the area's greatest resource.
- (12) Improvement of the entire Roxbury Area is an attainable goal.
- (13) Current code enforcement practices alone will not secure the necessary improvement.
- (14) Instead, the program for neighborhood betterment in Roxbury must be comprehensive.
- (15) Basic objectives for a comprehensive program of neighborhood improvement can be readily defined.
- (16) There must be a concern for human needs in any program for neighborhood improvement.
- (17) When viewed in the light of current issues surrounding the City's efforts to mount an effective attack in the "war against poverty", to provide improved schooling for the culturally-deprived child, and to accelerate its programs of housing code enforcement, a vigorous, comprehensive program for neighborhood improvement in Roxbury is not only urgently needed and attainable, but timely.

- (18) A basis for formulating specific neighborhood improvement proposals is already available in the "General Plan".

The memorandum goes on to outline the particular opportunities which now exist for immediate urban renewal action in the Roxbury GNRP Area, outside of Washington Park, as well as the manner in which these opportunities relate to the specific neighborhoods of North Dorchester, Highland Park and Lower Roxbury.

Finally, the memorandum outlines the extent of the effort that would be required to undertake the proposed program for neighborhood improvement in the Roxbury GNRP Area, outside of Washington Park, in terms of:

- (1) The need for land acquisition.
- (2) The estimated displacement of families and businesses.
- (3) The probable magnitude of public and private investment.
- (4) The available sources of public funds.
- (5) The various time periods required for program development.
- (6) The need for Federal grants-in-aid.

THE ROXBURY AREA IS AN INTEGRAL PART
OF THE BOSTON DEVELOPMENT PROGRAM

Basic aims of the Boston Development Program have continued to be (1) the improvement of the City's older neighborhoods and districts which are now blighted or threatened with blight, (2) the provision of decent, safe and sanitary housing for every citizen, (3) the strengthening of the City's tax base, and thereby, (4) to support an adequate level of municipal services and facilities, (5) to arrest the further decline of existing neighborhoods, and (6) to preserve those properties which are in essentially sound condition.

The renewal of the entire 1800-acre Roxbury-North Dorchester GNRP Area is an integral part of this long-range comprehensive development program in which the major emphasis has been and will continue to be on (1) the large-scale rehabilitation

of existing properties and (2) the improvement of existing neighborhoods by planning with, and not for, the people who live there.

IMPROVEMENT OF THE ENTIRE ROXBURY AREA IS THE BASIC GOAL

Although the basic goal in Roxbury is the improvement of the entire GNRP Area, urban renewal action in the Washington Park Project has been a necessary and useful first step.

A brief review of work undertaken by the Authority to date in the Roxbury GNRP Area provides some background:

December 19, 1960 : Commencement of general neighborhood renewal studies of the 1,800-acre Roxbury-North Dorchester GNRP Area.

July 26, 1962 : Commencement of final project planning work for the 500-acre Washington Park Urban Renewal Area.

November 19, 1962 : Commencement of early land acquisition in the Washington Park Urban Renewal Area.

May 1, 1963 : Commencement of project execution activities in the Washington Park Urban Renewal Area.

URBAN RENEWAL ACTION IN WASHINGTON PARK IS NOW WELL UNDERWAY

Urban renewal action in the 500-acre Washington Park Area is now well underway.

Land acquisition activities in the project are virtually complete, relocation and rehousing for the large majority of families and businesses is also finished, well over half of the necessary building demolition and site clearance work is done, and during the past two years, rehabilitation and new construction have begun to transform this section of Roxbury, with the assistance and close cooperation of its residents, into a new community.

More than \$1.25-million has already been committed by private persons for the rehabilitation of some 6,500 dwelling units in 2,000 properties to be retained. At the same time, some

150 acres of vacant land and predominantly slum buildings have been or are about to be cleared or acquired (1) for the construction of 1,500 new housing units for low-and moderate-income families, and (2) for the construction of several new elementary schools, a new civic center, a new community recreation area, many new playgrounds, totlots, and neighborhood parks, a new YMCA, a new Roxbury Boys' Club, and a new Washington Park Boulevard.

Some 175 new housing units have been occupied, and an additional 285 units will be available for occupancy before the end of this year.

More than \$50-million of public and private funds have already been committed or expended, and an additional \$10-million for private housing construction and \$8.75-million for private rehabilitation will be committed in the near future to assure the successful completion of this project.

REHABILITATION CAN WORK

EXISTING NEIGHBORHOODS CAN BE SAVED

Although the total job is still to be completed, development activities in Washington Park have demonstrated through planning and working with people that rehabilitation can work, and that urban renewal, provides the most effective means for improving the City's older neighborhoods, provided that adequate Federal funds are available.

URBAN RENEWAL STUDIES IN THE LARGER ROXBURY AREA HAVE CONTINUED

While urban renewal action has been concentrated to date in the Washington Park project, general neighborhood renewal studies of the larger Roxbury community have continued.

These studies have been designed (1) to provide the necessary guidelines for project planning and execution in Washington Park, and (2) to provide a more definitive measure of urban renewal needs and opportunities in those sections of Roxbury outside of the Washington Park Project.

THERE IS AN URGENT NEED FOR EXTENDING URBAN RENEWAL ACTION IN THE ROXBURY-NORTH DORCHESTER GNRP AREA

General neighborhood renewal studies of the Roxbury community

indicate that those sections of the Roxbury-North Dorchester GNRP Area outside of Washington Park are seriously blighted.

These sections are characterized by a number of blighting influences, including not only a substantial number of derelict buildings, deteriorated structures, and substandard dwellings, but also by improper land uses, poor traffic circulation, inadequate schools and play areas, and a lack of properly located open space.

For all these reasons, private owners within the area find it exceedingly difficult if not impossible to secure manual-rate fire insurance on their property, and normal financing for necessary renovations and repairs.

Parts of Roxbury are still declining rapidly, and much of the area faces almost complete decay unless effective steps are initiated soon to undergird private rehabilitation efforts, improve community facilities and services, eliminate blight, and prevent the formation of new slum areas.

SURVEY FINDINGS PROVIDE EVIDENCE OF BLIGHT

Major findings from the Authority's continuing general neighborhood studies for the 1300 acres of the Roxbury-North Dorchester GNRP Area outside of Washington Park, including the Lower Roxbury, Highland Park, North Dorchester, and Uphams Corner sections of the GNRP Area, whose boundaries are shown on the key map which is attached herewith, can be summarized as follows:

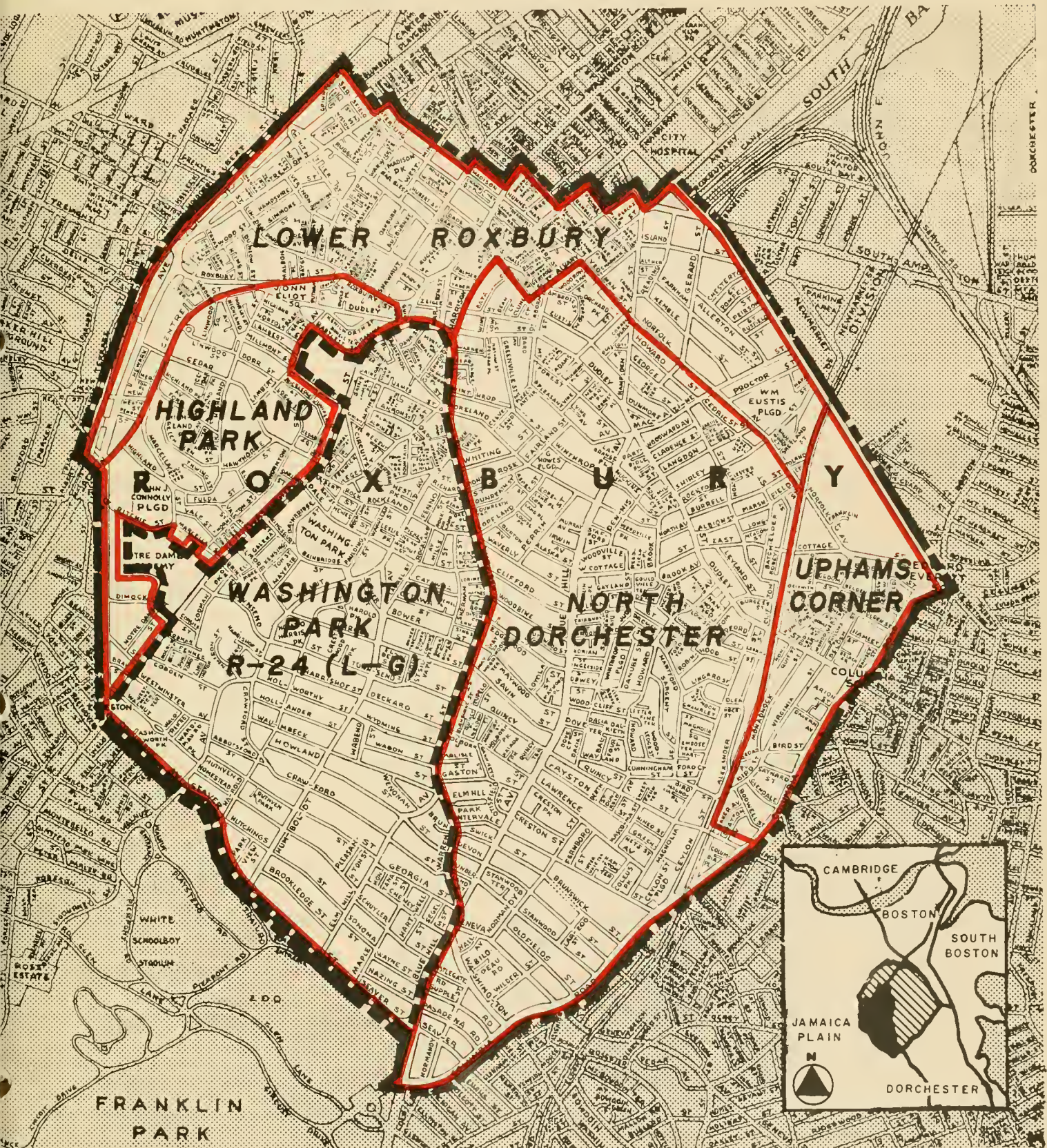
Item	Lower Roxbury	Highland Park	North Dorchester	Uphams Corner	Total GNRP Less R-24*
Area in acres	326.3	160.4	657.6	130.7	1,283.0

(table continued on next page...)

* Figures shown are for the Roxbury-North Dorchester GNRP Area, excluding the Washington Park Urban Renewal Project Area.

ROXBURY-NORTH DORCHESTER GNRP* AREA & WASHINGTON PARK URBAN RENEWAL AREA

	BOUNDARY	ACREAGE	1960 POPULATION	FAMILIES	STAGE
GNRP AREA	—— ———	1,785	82,247	23,000	GENERAL PLANNING
RENEWAL AREA	—— ———	502	25,922	6,467	PROJECT EXECUTION



*GENERAL NEIGHBORHOOD RENEWAL PLAN

(...table continued from preceding page)

Item	Lower Roxbury	Highland Park	North Dorchester	Uphams Corner	Total GNRP Less R-24*
Population	5,870 100%	5,340 100%	32,020 100%	3,590 100%	46,820 100%
White	1,760 30%	1,975 37%	13,450 42%	3,050 85%	20,235 43%
Non-white	4,110 70%	3,365 63%	18,570 58%	540 15%	26,585 57%
Total dwellings	2,455 100%	1,794 100%	10,115 100%	1,220 100%	15,584 100%
Vacant units	518 21%	216 12%	877 9%	76 6%	1,687 11%
Occupied units	1,937 79%	1,578 80%	9,238 91%	1,144 94%	13,397 89%
Owner-occupied	100%	100%	100%	100%	100%
	250 13%	324 21%	2,032 22%	309 27%	2,915 21%
Renter-occupied	1,687 87%	1,254 79%	7,206 78%	835 73%	10,902 79%
Total buildings	1,279 100%	904 100%	3,873 100%	620 100%	6,756 100%
A-Satisfactory	71 6%	41 4%	312 8%	176 28%	600 9%
B-Minor repair	539 42%	656 67%	2,694 70%	371 60%	4,260 63%
C-Extensive repair	507 40%	235 24%	753 19%	65 11%	1,560 23%
D-Major repair	162 12%	52 5%	114 3%	8 1%	336 5%
Residential	857 100%	935 100%	3,610 100%	565 100%	5,967 100%
With deficiencies	818 95%	896 96%	3,307 92%	399 71%	5,420 91%
Non-residential	422 100%	49 100%	263 100%	55 100%	789 100%
With deficiencies	390 92%	47 96%	254 97%	45 82%	736 93%

* See note on preceding page.

About nine of every 10 buildings in the Roxbury GNRP Area, outside of Washington Park, were found to have one or more deficiencies. Nearly three of every 10 buildings were found to need either major or extensive minor repairs, and several hundred were found to be totally unfit for human habitation.

SOCIAL BREAKDOWN IS CLOSELY ASSOCIATED WITH PHYSICAL DETERIORATION

Studies compiled by Action for Boston Community Development (ABCD) dealing with indices of poverty in the various sections of Boston suggest that extensive physical deterioration in the Roxbury-North Dorchester GNRP Area is closely associated with social breakdown and community disorganization. The incidence of tuberculosis, infant mortality, juvenile delinquency, public welfare, crime, military draft rejections, and hospital admissions in this area is high.

Index	Roxbury GNRP*	Total All GNRPs	Total City of Boston
Pulmonary tuberculosis:			
Cases per 100,000 population	86	84	60
Infant mortality:			
Cases per 1,000 population under one year of age	34	31	26
Youth Service Board commitments:			
Cases per 10,000 population of youth between ages 7-17	47	--	23
Welfare assistance:			
Cases per 1,000 population	220	76	86

(table continued on next page...)

* Figures shown are for the Roxbury-North Dorchester GNRP Area, including the Washington Park Urban Renewal Project Area.

(...table continued from preceding page)

Index	Roxbury GNRP*
General welfare assistance	20% of Boston total.
Male court appearances	25% of Boston total.
Aid to dependent children	40% of Boston total.
Military draft rejections	60% of Boston total.
City Hospital admissions	25% of Boston total.

* Figures shown are for the Roxbury-North Dorchester GNRP Area, including the Washington Park Urban Renewal Project Area.

In the past, city services and facilities have seldom been sufficient to cope with either the extent or the intensity of the area's problems.

Code enforcement efforts, and uncoordinated health and welfare programs, municipal "housekeeping" activities, and school and recreation services have had little lasting effect in the prevention of slums, the elimination or even the retardation of blight, or in stopping the slow erosion of the area's physical and human resources.

Private social agencies generally have been even less effective.

LARGE POPULATION LOSSES REFLECT AN AREA IN TRANSITION

Between 1950 and 1960, total population numbers within the entire Roxbury-North Dorchester GNRP Area, including Washington Park, dropped 25 percent, from about 109,000 to 82,000 persons, as contrasted with a 13 percent loss in the City as a whole. This population decrease for the Roxbury GNRP Area occurred at almost double the rate of loss for the entire City.

Furthermore, the net loss of more than 25,000 persons in Roxbury represents almost one-quarter of the total net loss in numbers for the City as a whole during that decade.

During the same decade, the racial composition of the Roxbury Area changed from 18 percent non-white and 82 percent white in 1950, to more than 50 percent non-white and less than 50 percent white in 1960.

Since 1960, these overall shifts in population numbers and composition have continued, and existing trends may even have accelerated.

It is estimated, for example, that nearly 3,000 dwelling units, outside of Washington Park, have been vacated during the past four years, and population numbers have declined at an estimated four percent each year.

The current population of the Roxbury GNRP Area, including Washington Park, is estimated to be about 70,000 persons of which nearly two-thirds are estimated to be non-white.

And while inordinate population losses in some sections of the Roxbury Area may be expected to continue, they stand in sharp contrast to increasing numbers and growing overcrowding in others, especially among children of school age.

In general, it can also be reported that the number of sales of residential properties, the volume of institutional mortgages, property values, and tax assessments have significantly declined. At the same time, there has been an increase in the number of dwelling vacancies, tax-title properties, and building demolitions.

In spite of deep concern on the part of the area's block associations, neighborhood groups, churches, settlements, business organizations, and community councils, the problems of the area have intensified to the point where an effective solution appears to be beyond the reach of individual householders, property owners, institutions, or businesses in the area acting either individually or collectively to stem the rising tide of blight.

NEIGHBORHOOD STRENGTHS PROVIDE A BASE UPON WHICH TO BUILD

Roxbury has been referred to as one of Boston's "discarded suburbs", a by-passed relic of the age when horse cars and steam railroads first began to run from Boston Proper through the South End to Dudley Terminal and Roxbury Crossing.

But Roxbury is a durable community which has strengths as well as weaknesses. Not all of the fine views and broad vistas from its hills were lost in the rush to build two-and three-story frame flats and brick apartment buildings. Out-croppings of Roxbury "pudding-stone" still dot the landscape and add to the area's natural beauty. Many of its tree-lined streets, its houses of special historic significance or architectural merit, and its carefully laid-out public squares can still be seen. Its spacious, older houses, frequently in basically sound condition, could not be replaced today except at excessive cost.

Local shopping facilities are reasonably well-distributed throughout the area, and the area itself is conveniently located with respect to the major retail, educational, medical and cultural facilities of the central city and the regional core.

General accessibility from surrounding communities is good and will be enhanced, and the congestion due to the high volumes of through traffic presently moving along its major thoroughfares will be reduced, by the completion of the planned expressway system along its perimeter.

PEOPLE ARE THE AREA'S GREATEST RESOURCE

Above all it is the people and the institutions of the area which provide the strongest base on which to build an improved community. Its neighborhood organizations and block associations, its community development groups, its churches, its settlements, and its community councils offer islands of leadership, focal points of action in the continuing battle against encroaching blight.

IMPROVEMENT OF THE ENTIRE ROXBURY AREA IS AN ATTAINABLE GOAL

Studies of physical conditions indicate that the need for clearance and demolition in those sections of Roxbury outside

of Washington Park is limited, except in the section around Madison Park.

Nearly 75 percent of all of the buildings in the Roxbury GNRP Area, outside of Washington Park, were found to be either in satisfactory condition or in need of only minor repairs. Conversely, only 25 percent of the buildings were found to require major or extensive repair, were found to be infeasible of rehabilitation, or were found to be unfit for human habitation.

The extent of urban renewal treatment which might be required in the Lower Roxbury, Highland Park, North Dorchester, and Uphams Corner areas is suggested by the following findings:

Item	Lower Roxbury	Highland Park	North Dorchester	Uphams Corner	Total GNRP Less R-24*
Total structures	1,280 100%	984 100%	3,873 100%	620 100%	6,757 100%
Clearance	1,128 88%	358 36%	993 26%	-- --	2,479 37%
Rehabilitation	152 12%	626 64%	2,880 74%	620 100%	4,278 63%

* Figures shown are for the Roxbury-North Dorchester GNRP Area, excluding the Washington Park Urban Renewal Project Area.

In general, the character and condition of those sections of the Roxbury GNRP Area, outside of Washington Park, are similar to those which existed within the project area before urban renewal.

Like Washington Park, clearance activities within the remaining sections of the GNRP Area can and undoubtedly should be limited primarily to vacant land, and to those concentrations

of seriously deteriorated structures which cannot economically be rehabilitated and which if not removed will continue to have an adverse impact on surrounding structures characterized at most by only minor deficiencies. When cleared, such areas could provide badly-needed sites for new housing and community facilities.

In short, the Authority's general neighborhood renewal studies indicate that there is much worth saving in the Roxbury GNRP Area. The gradual erosion of the area's physical and human resources can be stopped, population and property values can be stabilized, rehabilitation can be made to work, and new economic opportunities can be created.

Any effective program of neighborhood improvement must be based on:

- (1) The encouragement of widespread private dwelling rehabilitation
- (2) The provision of better, more effective community services.
- (3) The construction of new schools, play areas, and other neighborhood facilities.

Under these conditions, neighborhood improvement is clearly an attainable goal.

LIMITED PROGRAMS AND VOLUNTARY REHABILITATION CANNOT DO THE NECESSARY JOB

There have been many attempts by responsible property owners to undertake voluntary rehabilitation in the Roxbury GNRP Area. Few have succeeded.

As noted before in this memorandum, private owners within the area find it exceedingly difficult if not impossible to secure manual-rate fire insurance on their property, and normal financing for necessary renovations and repairs.

In such instances, abortive rehabilitation efforts have often resulted in further deterioration. When this has occurred, the provisions of the City building code have frequently been

enforced, buildings have been placarded as unfit for habitation, vacated, vandalized, and finally ordered to be demolished without any legal necessity of compensation to their owners. Vacant, unsightly lots have been the only result and further rehabilitation has been discouraged. Property owners have been frustrated and resentful.

The City is now taking a number of steps to improve further its code enforcement activities, and the Boston Redevelopment Authority will cooperate in every way it can. Code enforcement, however, has difficulty in doing the whole job and in fact it is not expected to.

Deficiencies in the neighborhood environment such as poor schools and play facilities will continue to exist in spite of code enforcement activities. In addition, there will continue to be the persistent problem of assuring the flow through normal channels of adequate mortgage money with which the beleaguered property owner may finance home modernization, needed property improvements, or even the minimum repairs which the law requires.

Steps must be taken to make sure that code enforcement and rehabilitation can, and do in fact, work in the Roxbury-North Dorchester GNRP Area. The present market value of all existing residential structures in the GNRP Area which can and in all probability will be retained, and where rehabilitation appears to be economically feasible, is at least \$30-million. Too much is at stake not to succeed.

ANY GENERAL PROGRAM
FOR NEIGHBORHOOD IMPROVEMENT MUST BE COMPREHENSIVE

What is needed in the remaining areas of Roxbury is a comprehensive, carefully-executed program of community action for the improvement of the area's neighborhoods and the full development of its human resources.

THE PROGRAM OBJECTIVES
FOR NEIGHBORHOOD IMPROVEMENT CAN BE DEFINED

General renewal studies undertaken by the Authority to date suggest that any program for neighborhood improvement in Roxbury must contemplate:

- (1) The elimination of the most deteriorated residential and commercial structures now in the area which cannot

economically be rehabilitated and which have a depressive, blighting effect on their surroundings.

- (2) The use of cleared sites for badly-needed new community facilities including schools, community centers, parks, and play areas, better designed to serve the real needs of people living in the area.
- (3) The provision of new and improved shopping facilities.
- (4) The development of an improved pattern of traffic circulation and parking, street paving, street lighting, and landscaping.
- (5) The provision of new, private low-and moderate-rental and sales housing, as well as some public housing for low-income families and elderly, particularly intended to meet relocation needs, to improve the standing stock of dwellings, and generally to broaden the range of choice available to the housing consumer.
- (6) The strengthening of the residential character of the area, generally.
- (7) The undertaking by individual property owners, citizen groups, real estate investors, home loan banking institutions, builders, fire insurance companies, the Federal Housing Administration (FHA), and non-profit community development corporations, of a massive, collaborative effort of privately-sponsored dwelling rehabilitation for the vast majority of basically-sound structures which exist throughout the area.

THERE MUST BE A CONCERN FOR HUMAN NEEDS

Beyond its objectives for the physical improvement of the community, the program must contemplate the provision of a higher level of public and private services in the areas of education, employment, family and individual counseling, health welfare, recreation and municipal "housekeeping". Such services must be aimed particularly at the problems of the underprivileged child, the delinquent youth, the school drop-out, the dependent mother, the unemployed father, the handicapped worker, the elderly person, the displaced family, the marginal businessman, and those individuals generally who are members of minority or low-income groups.

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TO THE HONORABLE CHAIRMAN OF THE BOARD OF TRUSTEES

OF THE UNIVERSITY OF CHICAGO

AND TO THE FACULTY OF THE PHYSICS DEPARTMENT

OF THE UNIVERSITY OF CHICAGO

IN CONNECTION WITH THE PROCEEDINGS OF THE

Approaches to the solution of problems in these areas, which make up the "human" side of urban renewal, are now being developed by Action for Boston Community Development (ABCD). ABCD has already set in motion basic demonstrations in youth training and employment, in special school development, and multi-service center programs. It has also received some grants and expects to receive more under the provisions of the Economic Opportunity Act of 1964 to finance the planning and operation of additional programs concerned with the health, education, training, guidance and employment of youth through the framework of a number of neighborhood action and work horizons centers in the Roxbury GNRP Area.

A PROGRAM FOR NEIGHBORHOOD IMPROVEMENT IN ROXBURY IS TIMELY

A number of circumstances suggest that a comprehensive program for neighborhood improvement in Roxbury is not only urgently needed and attainable, but timely. These include:

- (1) The current effort to expand economic opportunities, and to break through the long-standing cycle of under-education, unemployment and poverty.
- (2) The continuing controversy over adequate schooling for the culturally-deprived child.
- (3) The present attention being given to code enforcement.

In these circumstances, urban renewal is a vital fourth "dimension" without which the rate of progress in the other three areas of community development will be painfully slow.

BASIS FOR FORMULATING SPECIFIC NEIGHBORHOOD IMPROVEMENT PROPOSALS IS READILY AVAILABLE

It is not appropriate at this point in time, to recommend firm of final planning proposals for neighborhood improvement in the sections of the Roxbury GNRP Area outside of Washington Park. This can better be done as in Washington Park, after the process of planning with people and of negotiation with public agencies has been set in motion and has served to establish (1) general agreement as to specific needs, (2) exact space and site location requirements, and (3) a clear picture of the costs and benefits which might pertain to any improvements which are finally recommended.

The Authority's general renewal studies in the Roxbury community, however, together with the recently-released "1965/1975 General Plan for the City of Boston and the Regional Core" identify many of the appropriate new land uses and community facilities which could help to up-grade the Roxbury Area in accordance with generally agreed-upon objectives for neighborhood improvement.

The "Capital Improvements Program" 1963/1975" points up the City's ability to provide necessary new facilities.

PROPOSED NEIGHBORHOOD IMPROVEMENT PROGRAM
FOR GMRP AREA AS A WHOLE

In addition to urban renewal proposals already approved and underway in the Washington Park Project, initial suggestions for neighborhood improvement can be formulated, on the basis outlined above, for the remaining sections of the Roxbury GMRP Area as a whole. These include:

Schools and Construction of seven (7) new elementary
Playgrounds : schools and playgrounds designed to replace
 inadequate facilities like the Abby May
 School built in 1893.

Construction of one (1) new intermediate
school and playfield designed to relieve
present and future overcrowding at middle
grade levels in the North Dorchester Area.

Retention and improvement of 11 existing
elementary and secondary schools, including
the conversion to intermediate use of the
Theodore Roosevelt School which, though
actually located in an adjoining section of
Jamaica Plain, forms an integral part of any
plan to improve Roxbury schools.

Abandonment of 13 obsolete and substandard
school buildings such as the Dillaway and
Dudley Schools built in 1882 and 1874,
respectively.

Development of a possible site for the proposed
New English High or so-called Campus High School.

- Community Centers : Construction of three (3) new multi-purpose, indoor-outdoor community recreation centers located in proximity to the proposed new intermediate school, the Roosevelt School, and the Jeremiah E. Burke Girls High School, all three supplementing one already proposed for construction now in Washington Park.
- Libraries : Construction of a new branch library near Upham's Corner.
- Parks and Open Space : Extension and improvement of a number of existing major parks and open spaces such as Highland Park.
- Construction and improvement of several parkways, linear parks, and city squares such as Kittredge Park, Linwood Park, and Cedar Square.
- Construction and improvement of school-community playground and recreation areas as a part of the school building program outlined above.
- Construction and improvement of a variety of small-scale open spaces, and passive and active recreation areas such as totlots, garden plots, and formal sitting areas which can be integrated into the local subdivision or re-subdivision pattern.
- Fire Stations : Construction of two (2) new fire stations.
- Abandonment of five (5) obsolete and sub-standard fire stations such as the one now located at the corner of Warren and Quincy Streets.
- Highways : Reservation of some 80 acres of right-of-way for the proposed Inner Belt Highway and a possible Southwest Expressway as far as Jackson Square.
- Streets : Extension of Washington Park Boulevard west to Jackson Square, and east to Columbia Road.

Streets
(continued)

Completion of Warren Avenue widening to Grove Hall.

Widening of Dudley, Hampden, Harrison and Shawmut Avenues.

Construction of a new connection by-passing Guild Row between Shawmut Avenue and Washington Street.

Re-alignment of Roxbury Street, below the Meeting House Hill escarpment, between Dudley Square and Roxbury Crossing.

Improvement of Blue Hill Avenue, and other minor arterial, collector, and residential service streets through selected widenings, extensions and abandonments, and the re-construction and modernization of street lighting, street pavements and sidewalks, parking arrangements and landscaping in order to provide quiet, traffic-free residential neighborhoods between major arterial streets.

New Housing : Construction of more than 2,200 new housing units for low-and moderate-income families, the overwhelming number of which would be built with private non-profit, limited dividend, or cooperative sponsorship under the terms of Section 221 (d)(3) of the National Housing Act, but including a substantial number of units for the elderly as well as some units of low-rent public housing provided such units can be built of attractive design on scattered sites by the Boston Housing Authority.

Historic
Preservation :

Preservation of John Eliot Square, the First Church, the Shirley-Eustis House, the Dillaway-Thomas House, the General Joseph Warren House, the Davies Mansion, the Spooner House, the Garrison House, the Hale House, the Kittredge House, the Fellowes Athenaeum, the Eustis Street Burying Ground and other structures and sites of historic significance and architectural merit.

Dwelling Rehabilitation of 8,750 existing dwelling
Rehabilitation: units.

Shopping Development of some six (6) acres of new
Facilities : neighborhood shopping facilities.

Rehabilitation and improvement of existing
shopping areas along Blue Hill Avenue and
at Grove Hall.

Industrial Development of more than 75 acres of land
Areas : for new industrial use.

Improvement and rehabilitation of existing
industrial areas located, for the most part,
in Lower Roxbury.

Madison Park Development of the Madison Park Area in Lower
Special Roxbury for one or more new land uses, of both
Development regional and local, economic, educational or
District : cultural significance, including a possible
 site for the proposed Campus High School re-
 ferred to above.

Dudley Undertaking with property owners and merchants
Terminal who have a stake in the future of the business
Special area at Dudley Terminal, a joint planning
Planning venture designed to produce a framework for what-
District : ever action is required to enable firms and indi-
 viduals in this district to meet more effectively
 the future needs of a community in transition.

PROPOSED NEIGHBORHOOD IMPROVEMENT PROGRAM SHOULD BE CARRIED
FORWARD IN AT LEAST THREE SEPARATE PROJECTS

Significant differences in the present character and condition,
required treatment, community organization, and the nature and
possible timing of neighborhood improvement proposals in different
sections of the Roxbury GNRPA Area, outside of Washington Park,
as well as the sheer size of this 1300-acre area, suggest that
the program be carried forward in the form of at least three
separate projects.

Separate projects are proposed for Lower Roxbury, Highland Park, and North Dorchester.

The boundaries of each of these areas is shown in red on the key map which is attached herewith.

NORTH DORCHESTER

OFFERS MANY OPPORTUNITIES FOR NEIGHBORHOOD IMPROVEMENT

In terms of its present character and condition, and community organization, North Dorchester is similar to the Washington Park Area as that area was in 1960 before renewal activities began. Although North Dorchester is a somewhat larger community than Washington Park, the basic pattern of neighborhood improvement activities and the general scale of urban renewal action might be expected to be the same.

Major opportunities for neighborhood improvement include:

Mason School : A new 350-pupil elementary school and playground, for Kindergarten through Grade 5, could be provided to replace the present Samuel W. Mason School located on Norfolk Avenue and built in 1905, and might best be constructed on about 4½ acres of land in the vicinity of Dudley and Clifton Streets.

Estimated public investment: \$750,000.

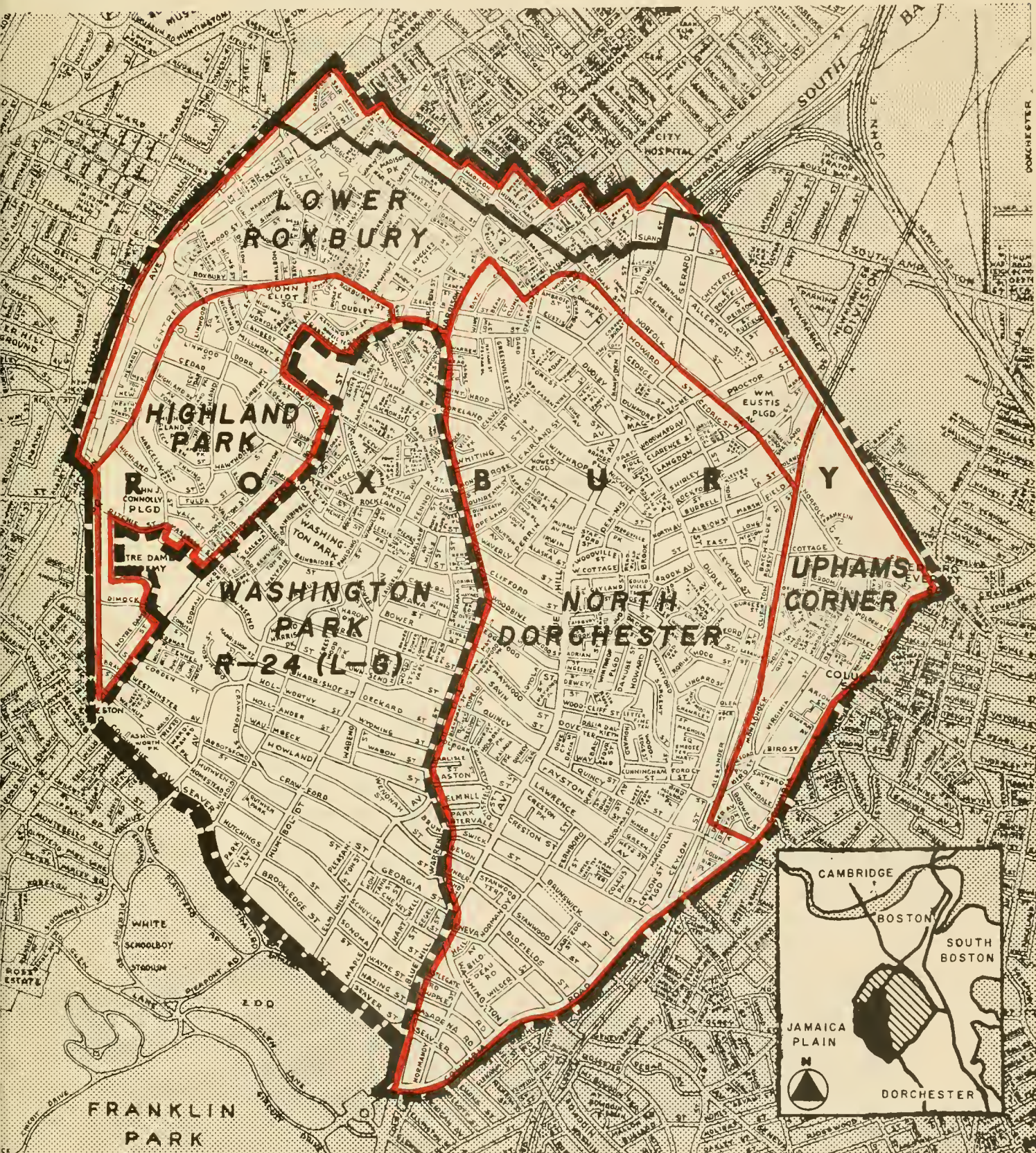
Winthrop School : A new 550-pupil elementary school and playground, for Kindergarten through Grade 5, could be provided to replace the present John Winthrop School located at Brookford and Dacia Streets and built in 1911, and might best be constructed on about 5 acres of land in the vicinity of Blue Hill Avenue and Brookford Street.

Estimated public investment: \$1,250,000.

Fenwick School : A new 550-pupil elementary school and playground, for Kindergarten through Grade 5, could be provided to replace the present Benedict Fenwick School located on Magnolia Street and built in 1912, and

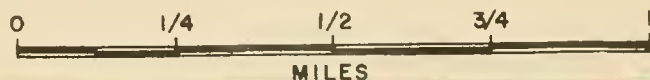
ROXBURY-NORTH DORCHESTER GNRP* AREA & WASHINGTON PARK URBAN RENEWAL AREA

	BOUNDARY	ACREAGE	1960 POPULATION	FAMILIES	STAGE
GNRP AREA		1,785	82,247	23,000	GENERAL PLANNING
RENEWAL AREA		502	25,922	6,467	PROJECT EXECUTION



*GENERAL NEIGHBORHOOD RENEWAL PLAN

BOSTON REDEVELOPMENT AUTHORITY



Fenwick
School
(continued) might best be constructed on about 4 acres of
land created through expansion of the present
school site.

Estimated public investment: \$1,250,000.

Phillips
Brooks
School : A new 700-pupil elementary school and playground,
for Kindergarten through Grade 5, could be pro-
vided to replace the present Phillips Brooks
School located at Quincy and Perth Streets and
built in 1900, and might best be constructed on
about 4½ acres of land in the vicinity of
Blue Hill Avenue and Quincy Street.

Estimated public investment: \$1,500,000.

Dickerman
School : A new 700-pupil elementary school and playground,
for Kindergarten through Grade 5, could be con-
structed to replace the present Quincy E. Dickerman
School located on Magnolia Street and built in
1915, and might best be constructed on about 4½
acres of land in the vicinity of Blue Hill Avenue
and Stanwood Street.

Estimated public investment: \$1,500,000.

Dearborn
School : An expanded site for school and community play
purposes could be provided on about 4 acres of
land at the Dearborn School located on Ambrose
Street. The condition and capacity of this school,
which was built in 1906 and expanded in 1921, are
sufficient to meet future pupil enrollments from
this area for Kindergarten through Grade 5. For
this reason, the Dearborn School should be retained.

Estimated public investment: \$50,000.

Davis, and
Palmer
Schools : The capacity of the Dearborn School is sufficient
to accommodate pupils enrolled in the two other
schools in the district. These two schools, the
Aaron Davis and Albert Palmer Schools, built in
1870 and 1895, respectively, should be abandoned.

Emerson, Baker, and Hawthorne Schools : The present Ralph Waldo Emerson, Sarah J. Baker, and Nathaniel Hawthorne Schools, located on Shirley, Perrin, and Harlow Streets and built in 1924, 1906, and 1906, respectively, whose capacity and condition are sufficient to meet future pupil enrollments in their individual service areas, should be retained, while additional play space for school and community purposes could be provided on a total of about 5 acres of land next to or near the present sites.

Estimated public investment: \$150,000.

New Intermediate School : A new 1,200-pupil intermediate school and playfield, for Grades 6 through 8, could be provided to augment already heavily-burdened junior high school facilities now serving the area, and might best be located on about 12½ acres of land in the vicinity of Blue Hill Avenue and Dudley Street.

Estimated public investment: \$3,000,000.

Campbell and Burke Schools : Expanded sites for secondary school and community recreation purposes including the present land at the Ceylon Street Playground, could be provided on a total of about 10½ acres next to or near the present Patrick T. Campbell Junior High School and the Jeremiah E. Burke Girls High School, located on Lawrence Avenue and Washington Street and built in 1937 and 1934, respectively, whose capacity and condition are sufficient, with the addition of the new Dudley-Blue Hill intermediate school referred to above, to meet future needs for regular school facilities within the North Dorchester Area.

Estimated public investment: \$200,000.

Horace Mann and Girls' High School : Expanded sites for special school and community recreation purposes could be provided on a total of about 2 acres of land next to or near the present Horace Mann School and the Girl's High

Horace Mann
and Girls'
High School
(continued)

School located on Kearsarge and Greenville Streets and built in 1929 and 1870, respectively, whose condition and capacity are sufficient to meet future requirements for the special uses to which these schools are presently put.

Estimated public investment: \$150,000.

Boston
School of
Business
Education :

The old Boston Clerical School, situated on less than 1 acre of land along Warren Street, built in 1891, and presently providing some classroom space for younger children in order to relieve overcrowding in elementary schools in the area, should be abandoned and its functions transferred to a better facility in some other location.

Community
Recreation
Centers :

The construction of a new intermediate school in the vicinity of Dudley Street and Blue Hill Avenue, and the expansion of the site of the Burke High School could provide an opportunity to establish major indoor community recreation centers and extensive outdoor play facilities for both school and community use at both locations.

Estimated public investment: \$1,000,000.

Washington
Park
Boulevard :

The so-called Washington Park Boulevard, now under construction west of Warren Street, designed to provide improved east-west circulation as well as major new "entryway" for the Roxbury community and a spine for the development of new housing and community facilities, should be extended, and such an extension could quite possibly be made from the present intersection of the Boulevard with Warren Street between Maywood and Savin Streets to Columbia Road in the vicinity of Quincy Street.

Estimated public investment: \$850,000.

Major Streets : Improved handling of major traffic flows on Warren and Dudley and Hampden Streets and Harrison Avenue could be assured by carefully-selected widenings. Blue Hill Avenue might be improved, largely through rehabilitation and the provision of new community facilities as a major "heartland" street providing an accessible and attractive meeting place for residents of the community.

Estimated public investment: \$1,250,000.

Other Streets and Utilities : Any comprehensive plan for neighborhood improvement could provide a unique opportunity to correct deficiencies in the condition and alignment of minor collector and residential service streets and sidewalks, street lighting, landscaping, and public utilities.

Estimated public investment: \$7,000,000.

Fire Stations : The construction of two new fire stations (1) at the intersection of Dudley Street and Harrison Avenue, and (2) at the intersection of Blue Hill Avenue and the Washington Park Boulevard should be considered for inclusion in any comprehensive plan for neighborhood improvement.

Estimated public investment: \$700,000.

New Parks and Open Spaces : Extension of the Washington Park Boulevard to Columbia Road could provide an opportunity to create a landscaped park-way in the heart of North Dorchester tied as a system, by the landscaping of minor arterial, collector, and residential service streets to strips of parkland along the northeast industrial edges of the community, and to carefully distributed playfields, playgrounds, small-scale recreation areas and other open spaces.

Estimated public investment: \$600,000

Historic Preservation : A comprehensive program for urban renewal action in North Dorchester could provide an opportunity to guarantee the preservation of both the General Joseph Warren House and the unusually significant Shirley-Eustis House where, in the words of the Boston National Historic Sites Commission, "positive measures to rehabilitate the house must be taken without fail... [immediately] to prevent it from falling into an oblivion from which there can be no recovery".

Dwelling Rehabilitation: A comprehensive program of neighborhood improvement through urban renewal action--and only such a program-- could open an unparalleled opportunity for the rehabilitation of some 7,500 existing dwelling units in the North Dorchester Area.

Estimated public investment: \$18,500,000.

New Housing : A number of sites of different sizes, shapes, and locations totaling some 70 acres of land, now vacant, tax-title, or occupied by blighted and deteriorated buildings could provide an opportunity for the construction of some 1,400 new units of low-or moderate-rental housing.

Estimated total investment: \$17,500,000.

Shopping Facilities : Several acres of land for new local convenience shopping facilities could be developed, together with the new intermediate school, near the intersection of Dudley Street and Blue Hill Avenue, while existing retail facilities along both streets and in Grove Hall might be rehabilitated and improved where repair and modernization work appears to be economically feasible.

Estimated private investment: \$200,000.

HIGHLAND PARK

ALSO OFFERS CLEAR OPPORTUNITIES FOR NEIGHBORHOOD IMPROVEMENT

This area of Roxbury represents a much smaller area than Washington Park. In recent years, this area has suffered from rapidly increasing deterioration and consequently offers proportionately fewer opportunities for dwelling rehabilitation. Notwithstanding this fact, however, the basic pattern of improvement activities would again be very much the same as in the Washington Park section of the GNRP Area.

Major opportunities for neighborhood improvement include:

Dudley and Dillaway Schools : A new 700-pupil elementary school and playground, for Kindergarten through Grade 5, could be provided to replace the present Dillaway and Dudley Schools, located on Kenilworth and Putnam Streets and built in 1882 and 1874 respectively, and might best be constructed on about 4½ acres of land in the vicinity of Highland, Lambert, and Millmont Streets.

Estimated public investment: \$1,500,000.

Abby May School : A new 550-pupil elementary school, for Kindergarten through Grade 5, could be provided to replace the present Abby W. May School located on Thornton Street and built in 1893, and might best be constructed on about 1 acre of land adjoining an improved Connolly Playground north of Academy Homes.

Estimated public investment: \$1,250,000.

Hale School : An expanded site for school and community play purposes could be provided on about 1 acre of land next to or near the present Nathan Hale School located on Cedar Street and built in 1909, whose capacity and condition are sufficient to meet anticipated enrollments in the area.

Estimated public investment: \$50,000.

Timilty School : A major expansion of this present 800-pupil junior high school building and site along Roxbury Street, developed originally in 1937, could be provided for on about 10 acres of land to accommodate a predicted future enrollment of over 1,200 pupils in Grades 6 through 8, thus serving intermediate school and playfield needs in the Highland Park Area.

Estimated public investment: \$1,250,000.

Washington Park Boulevard : The so-called Washington Park Boulevard now under construction east of Washington Street, designed to provide improved east-west circulation as well as a major new "front door" for the Roxbury community and a spine for the development of new housing and community facilities, should be extended westerly from the vicinity of Washington and Kingsbury Streets to Jackson Square.

Estimated public investment: \$300,000.

Major Streets : Urban renewal action in the vicinity of Roxbury Street and Dudley Square could offer an opportunity (1) to construct a new connection by-passing Guild Row between Shawmut Avenue and Washington Street, and (2) to construct a new Roxbury Street designed, together with the cutting-off of Centre Street at Jackson Square, to take through traffic out of John Eliot Square, and to relocate this important cross-town artery below the Meeting House Hill escarpment, between Roxbury Crossing and Dudley Square.

Estimated public investment: \$750,000.

Other Streets and Utilities: Any comprehensive plan for neighborhood improvement could provide a special opportunity to correct defects in the condition and alignment of minor collector and residential service streets and sidewalks, street lighting, landscaping, and public utilities.

Estimated public investment: \$2,000,000.

New Parks and Open Spaces : Extension of the Washington Park Boulevard to Jackson Square along the southerly toe of the Highland Park slope could provide the opportunity to create some 5 acres of new park area, tied by the landscaping of appropriate minor collector and residential service streets to an expanded, remodeled Highland Park and to renovated open spaces at Kittredge Park, Linwood Park, and Cedar Square.

Estimated public investment: \$275,000.

Historic Preservation : An expanded Timilty School and recreation area, together with the proposed relocation of Roxbury Street, could provide an opportunity to create a campus environment for the integrated development of John Eliot Square, the First Church, Norfolk House and a new Dillaway School, all buttressed by new housing and open space, and by the preservation of other houses and sites of historic significance and architectural merit which now exist in rather great abundance throughout this area.

Estimated public investment: \$150,000.

Dwelling Rehabilitation: A comprehensive program of neighborhood improvement through urban renewal action--and only such a program--could open an unparalleled opportunity for the rehabilitation of some 1,000 existing dwelling units in the Highland Park Area.

Estimated private investment: \$2,500,000.

New Housing : A number of sites of different sizes, shapes, and locations totaling some 35 acres of land, now vacant, tax-title, or occupied by blighted and deteriorated buildings, could provide an opportunity for the construction of some 700 units of new low-and moderate-rental housing.

Estimated private investment: \$8,750,000.

LOWER ROXBURY

OFFERS SIGNIFICANT OPPORTUNITIES FOR COMMUNITY DEVELOPMENT

This area is vastly different in most respects from the Washington Park, North Dorchester and Highland Park sections of the GNRP Area. In part at least, it is mostly an industrial and commercial area. What were once residential sections of the area around Madison Park are now gone, and the abandonment and demolition of buildings around the Park have left the area largely vacant. Primarily because of this, Lower Roxbury is available for the development of a variety of new land uses.

Immediate opportunities for community development include:

Madison Park Construction of the proposed Inner Belt Highway
Special through largely vacant, blighted land between the
Development present terminus of the Central Artery at Massachu-
District : setts Avenue and Roxbury Crossing should create in
 this area one of the most significant opportunities
 which remain in Boston for planned development on a
 large scale.

The construction of a new expressway system by the Massachusetts Department of Public Works (MDPW) along the fringes of the area, and the possible relocation by the Massachusetts Bay Transportation Authority (MBTA) of the present Washington Street rapid transit line and station from Dudley Terminal to the mainline tracks of the New Haven Railroad, would provide unequalled accessibility to and from this area of nearly 70 acres bounded by the Inner Belt Highway, Meeting House Hill and John Eliot Square, and the Dudley Terminal Business Area. Whatever developments are planned and built in this area will be not only accessible from all parts of the metropolitan region, but highly visible to the large volumes of traffic which will flow each day along its perimeters.

It is neither possible nor desirable without further study to commit this area for the future to any one or a combination of conventional land uses.

Whatever specific use or uses are eventually selected for development in this area should be of a type and scale which take full advantage of the area's particular situational characteristics of regional location, good visibility, high accessibility, gently sloping

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and development. It begins with the first settlers who came to the continent in search of a new life. They found a land of vast resources and a people who were eager to learn from them. The United States has since become a nation of great power and influence, and its history is a testament to the strength of its people and the values they hold dear.

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Madison Park
Special
Development
District
(continued)

topography, large size, and regular shape. Moreover, any development in this area should be such as to help to reinforce strongly the up-grading and improvement of nearby neighborhoods both in Roxbury and the South End.

In contemplating large-scale development in this area of Lower Roxbury, several prospective uses of regional and local importance should be considered. These include (1) the proposed Campus High School, (2) the proposed vocational high school, including a replacement for the present Boston School of Business Education, (3) a permanent home for the Boston branch of the University of Massachusetts, (4) the proposed State University Medical School, (5) a planned industrial park, (6) the proposed 1975 World's Fair, or (7) some combination of these.

Estimated total investment: \$30,000,000.

Dudley
Terminal
Special
Planning
District

Over the years, changing population patterns, modes of transportation, transit routes, consumer shopping habits, and decaying neighborhoods within and around their original trade areas have had a marked effect on the operation of businesses clustered around the Dudley elevated transit station and bus terminal. Possible relocation of the present transit line and terminal by the MBTA would further effect the future of this area.

The proposed program for extending urban renewal action into those areas of the Roxbury-North Dorchester GNRP Area outside of Washington Park provides an unparalleled opportunity for those property owners and merchants who have a stake in the future of this area to enter into a joint planning venture with the Authority and related public agencies. Such a collaborative effort could produce a framework for whatever action is required to enable firms and individuals in the district to meet more effectively the future shopping needs of a community in transition.

Estimated total investment: \$7,500,000.

Industrial
Development

East of the Dudley Terminal business area, a number of sites of different sizes and shapes

Industrial Development (continued) totaling some 20 acres of land, now vacant, tax-title, or occupied by blighted and deteriorated buildings could provide an opportunity for a sizeable investment in new, expanded or relocated industrial space, heavy commercial business space, and possibly even research and development or modern office space.

Estimated private investment: \$5,000,000.

Eustis Playfield : Construction of a new intermediate school, a community recreation center, and extensive outdoor play facilities in the vicinity of Dudley Street and Blue Hill Avenue in the North Dorchester Area could provide an opportunity for the eventual abandonment of the Eustis Playfield for recreation purposes, the transfer of activities from this facility to those developed near Dudley Street and Blue Hill Avenue, and the conversion of the present 7½-acre playfield site to planned industrial use.

Estimated private investment: \$2,500,000.

Inner Belt Highway : The proposed program for community development in Lower Roxbury offers a special opportunity (1) to establish both an alignment and a design for the badly-needed Inner Belt Highway which not only best serve the present and future transportation needs of the metropolitan area and of Roxbury itself, but which intrude the least on legitimate local land use requirements and development opportunities in Lower Roxbury, and then (2) to reserve the some 80 acres of land which will undoubtedly be required for the proposed right-of-way, for inevitable highway construction as far as Jackson Square.

Estimated public investment: \$30,000,000.

ROXBURY-NORTH DORCHESTER GNRP AREA BOUNDARY SHOULD BE REVISED

The path of the proposed Inner Belt Highway will cut a wide swath through this section of Roxbury, separating much of Lower Roxbury from the South End. For this reason, it is recommended that half of the proposed Inner Belt Highway right-of-way, and about 25 acres of land, now a part of the Roxbury-North Dorchester GNRP Area, lying between the northerly right-of-way line of the proposed highway and the present GNRP boundary, be added to the South End Area currently being planned as an urban renewal project.

A revised boundary for the Roxbury-North Dorchester GNRP Area, and of course, for the Lower Roxbury Area as well, is shown in solid black on the key map which is attached herewith.

This transfer from one renewal area to another would involve a total of some 50 acres of land.

The land involved, in terms of character and condition, can be regarded as a part of the South End. Moreover the required urban renewal treatment and the ultimate development and rehabilitation of land and buildings in the area is more closely related to the proposed program for the South End than it could possibly be to any program in Lower Roxbury from which as a practical matter it will be severed by the Inner Belt.

UPHAMS CORNER AREA DOES NOT REQUIRE ACTION AT THIS TIME

Only one major public improvement is recommended for the Uphams Corner section of the Roxbury-North Dorchester GNRP Area. That improvement is the construction of a new branch library on Dudley Street.

This section of the GNRP Area taken by itself shows little evidence of extensive or incipient blight. Moreover, it is separated from the rest of the GNRP Area by the tracks of the Midland Branch of the New Haven Railroad. These tracks are carried through the area on a large earth embankment whose stone faces are penetrated only in a very few instances by under-crossing streets.

In part because of the wall which divides this section of the GNRP Area, Uphams Corner represents a distinct and different community, far more closely related in character, condition, and community needs to the larger Dorchester district.

For these reasons, a program of urban renewal action is not recommended for this section of Roxbury-North Dorchester GNRP Area at this time.

THE HISTORY OF THE UNITED STATES OF AMERICA

The first part of the history of the United States of America is the period from the discovery of the continent by Christopher Columbus in 1492 to the establishment of the first permanent English colony in 1607. This period is characterized by the exploration of the continent by various European powers, the establishment of trading posts, and the beginning of the settlement of the continent by Europeans.

The second part of the history of the United States of America is the period from 1607 to 1776. This period is characterized by the growth of the colonies, the struggle for independence from Great Britain, and the establishment of the United States as a new nation.

The third part of the history of the United States of America is the period from 1776 to 1865. This period is characterized by the American Revolution, the War of 1812, the expansion of the United States, and the Civil War.

The fourth part of the history of the United States of America is the period from 1865 to 1945. This period is characterized by the Reconstruction era, the Gilded Age, the Progressive Era, the World War I era, and the World War II era.

The fifth part of the history of the United States of America is the period from 1945 to the present. This period is characterized by the Cold War, the Vietnam War, the Civil Rights Movement, and the modern era.

The sixth part of the history of the United States of America is the period from the present to the future. This period is characterized by the challenges and opportunities of the twenty-first century.

The seventh part of the history of the United States of America is the period from the future to the end of time. This period is characterized by the unknown and the possibilities of the future.

The eighth part of the history of the United States of America is the period from the end of time to the beginning of time. This period is characterized by the mysteries of the universe and the origins of life.

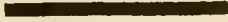
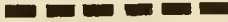
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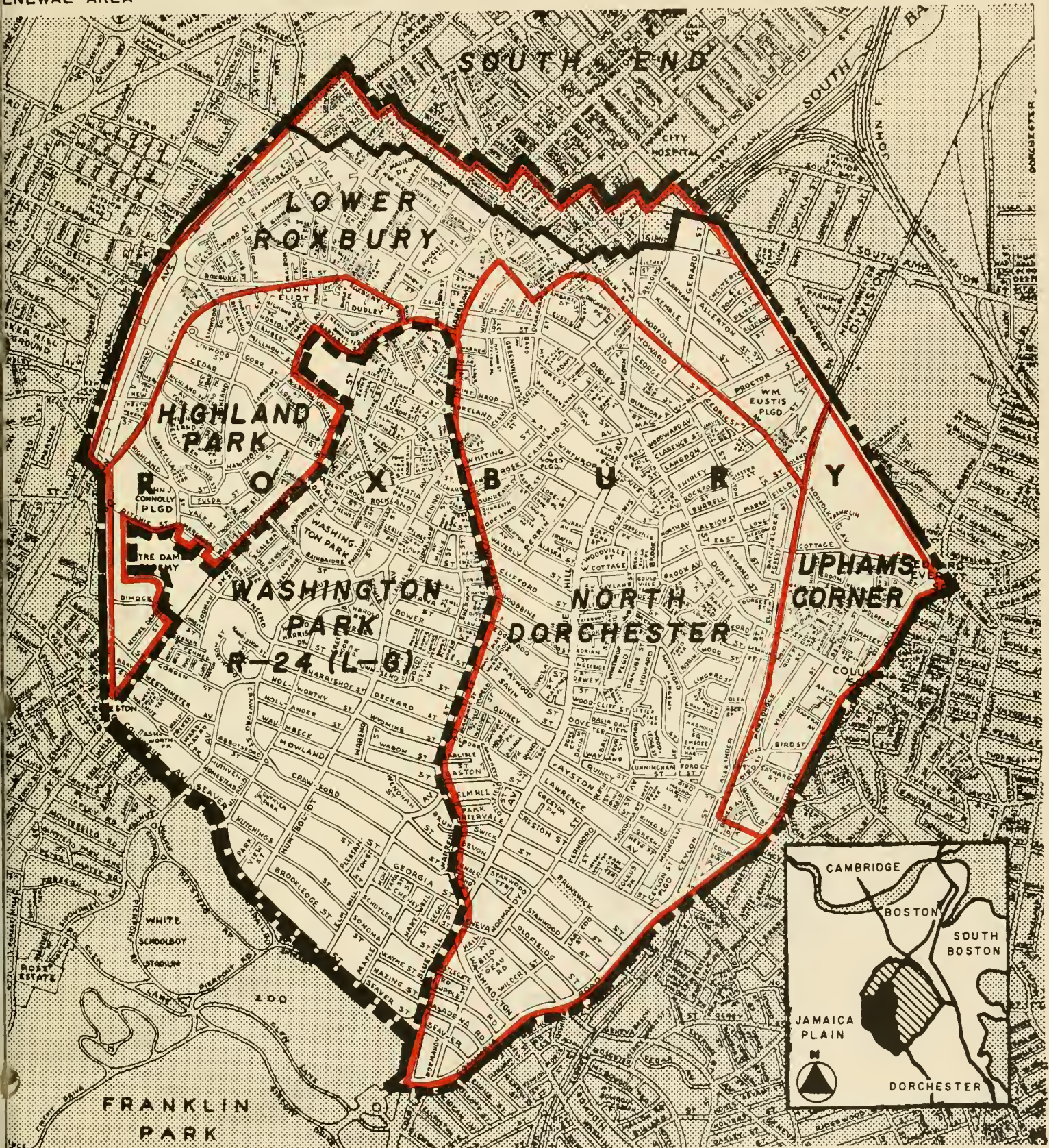
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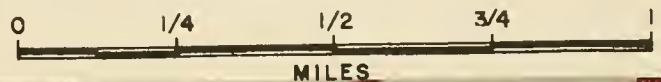
ROXBURY-NORTH DORCHESTER GNRP* AREA & WASHINGTON PARK URBAN RENEWAL AREA

	BOUNDARY	ACREAGE	1960 POPULATION	FAMILIES	STAGE
PROVED GNRP AREA		1,785	82,247	23,000	GENERAL PLANNING
PROPOSED GNRP AREA		1,735	81,047	22,700	PROJECT PLANNING
URBAN RENEWAL AREA		502	25,922	6,467	PROJECT EXECUTION



*GENERAL NEIGHBORHOOD RENEWAL PLAN

BOSTON REDEVELOPMENT AUTHORITY



LAND ACQUISITION WOULD BE LIMITED

If the initial suggestions for neighborhood improvement, outlined above, were eventually to be carried out, it is estimated that some land acquisition within the proposed project areas would be required. The extent of such acquisition is shown in the following table:

Acquisition	Lower Roxbury*	Highland Park	North Dorchester	Revised GNRP Less R-24**	Inner Belt***
Structures					
Total	728	984	3,873	5585	445
Acquire	577	358	993	1928	445
	79%	36%	26%	35%	100%
	100%	100%	100%	100%	--
"Early land"	321	110	230	661	--
	56%	31%	23%	34%	--
.....					
Acres					
Total	220.3	168.4	657.6	1046.3	79.8
Acquire	109.7	67.0	167.9	344.6	79.8
	50%	40%	26%	33%	100%
	100%	100%	100%	100%	--
"Early land"	62.8	38.7	45.8	147.3	--
	57%	58%	27%	43%	--
.....					
Parcels					
Total	--	--	--	--	642
Acquire	933	583	1,408	2924	642
	100%	100%	100%	100%	--
"Early land"	568	180	378	1126	--
	61%	31%	27%	39%	--

See notes (*) (**) (***) at bottom of following table.

The figures for the proposed urban renewal projects shown in the table above specifically do not include any land acquisition required to provide a right-of-way for the proposed Inner Belt Highway as far as Jackson Square.

The extent of land acquisition required for highway construction purposes in the Lower Roxbury and South End Areas is shown separately in the column to the right of that which shows the total for all land except Washington Park lying within the revised GNRP boundary.

Land acquisition for the proposed Inner Belt Highway would ordinarily be a responsibility of the Massachusetts Department of Public Works (MDPW), and it is anticipated for the purposes of this report at least that at the appropriate time that agency would discharge its responsibility in the customary manner.

The figures designated in the table by the term "Early land" refer to the land areas, parcels, and structures which would have to be acquired by the Boston Redevelopment Authority under any "early land acquisition-disposition" program designed to provide sites for the early construction of new housing units and essential community facilities, particularly for relocation purposes, with the minimum displacement of families and businesses.

ESTIMATED DISPLACEMENT WOULD ALSO BE LIMITED

Land acquisition activities, if initiated and carried out on the scale outlined above, would require the displacement of some families, individuals, and businesses in the proposed project areas. However, the general magnitude of displacement, as of land acquisition, would be limited. The extent of displacement is shown in the following table:

Displacement	Lower Roxbury*	Highland Park	North Dorchester	Revised GNRP Less R-24**	Inner Belt***
Occupied DU					
Total	1,179	1,578	9,238	11,995	594
Displace	867	609	1,881	3,357	594
	74%	39%	20%	28%	100%
	100%	100%	100%	100%	--
"Early land"	517	260	489	1,266	--
	60%	43%	26%	38%	--

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THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

REPORT OF THE
COMMISSIONERS OF THE
UNIVERSITY OF CHICAGO
FOR THE YEAR 1900

CHICAGO
PUBLISHED BY THE
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1901

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FOR THE YEAR 1900

(...table continued from preceding page)

Displacement	Lower Roxbury*	Highland Park	North Dorchester	Revised GNRP Less R-24**	Inner Belt***
Businesses					
Total	332	68	721	1,121	248
Displace	156	45	257	458	248
	47%	66%	36%	41%	100%
	100%	100%	100%	100%	--
"Early land"	98	26	64	188	--
	63%	58%	25%	41%	--

* Figures shown are for the proposed Lower Roxbury Project Area within the revised Roxbury-North Dorchester GNRP boundary.

** Figures shown are for the Roxbury-North Dorchester GNRP Area within the revised GNRP boundary, excluding the Washington Park Urban Renewal Project Area.

*** Figures shown are for land acquisition and displacement, respectively, by the Massachusetts Department of Public Works required to provide for construction of the proposed Inner Belt Highway through the Lower Roxbury and South End Areas as far as Jackson Square.

Allowances for displacement resulting from the acquisition of the right-of-way area for the proposed Inner Belt Highway through the Lower Roxbury and South End Areas have been made in the same manner as for land acquisition. Displacement which might be required as the result of "early land acquisition-disposition" activities has also been referred to in the table in the same manner as for land acquisition.

PUBLIC AND PRIVATE INVESTMENT IN NEIGHBORHOOD IMPROVEMENT COULD EXCEED \$200-MILLION

Public outlays for right-of-way acquisition and Inner Belt Highway construction by the Massachusetts Department of Public Works in the Lower Roxbury and South End Areas are conservatively estimated at \$30-million.

Apart from the outlays for proposed highway construction and apart from funds already spent or committed and creditable for urban renewal action in the Washington Park Project Area, public and private investment in proposed neighborhood improvement activities for the Roxbury-North Dorchester GNRP Area, could exceed \$170-million.

In terms of the major sources from which funds for neighborhood improvement might reasonably be expected to be made available, this amount expressed in terms of thousands of dollars (\$000), can be outlined as follows.

Investment (\$000)	Lower Roxbury*	Highland Park	North Dorchester	Other	Revised Less R-24**	GNRP
Private investment						
New housing	\$ --	\$ 8,750	\$17,500	\$ --	\$ 26,250	
Commercial space	+ 7,500	+ --	+ 200	+ --	+ 7,700	
Industrial space	+ 21,800	+ --	+ --	+ --	+ 21,800	
Rehabilitation	+ , --	+ 2,500	+ 18,500	+ --	+ 21,000	
Subtotal private	=\$29,300	=\$11,250	=\$36,200	=\$ --	=\$ 76,750	
.						
State outlays						
Inner Belt	\$15,000	\$ --	\$ --	\$15,000	\$ 30,000	
Schools	+ 40	+ 852	+ 3,007	+ 7,420	+ 11,319	
Urban renewal	+ 2,184	+ 2,437	+ 6,992	+ --	+ 11,613	
Subtotal State	=\$17,224	=\$ 3,289	=\$ 9,999	=\$22,420	=\$ 52,932	
.						
City outlays						
Schools	\$ 33	\$ 634	\$ 1,967	\$11,130	\$ 13,764	
Other	+ 2,590	+ 1,767	+ 3,437	+ 3,437	+ 11,231	
Subtotal City	=\$ 2,623	=\$ 2,401	=\$ 5,404	=\$14,567	=\$ 24,995	

(table continued on next page...)

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(...table continued from preceding page)

Investment (\$000)	Lower Roxbury*	Highland Park	North Dorchester	Other	Revised GNRP Less R-24**
Federal grants for urban renewal	\$ 9,551	\$ 9,157	\$27,639	\$ --	\$ 46,347
Total expenditures	\$58,698	\$26,097	\$79,242	\$36,987	\$201,024

* Figures shown are for the proposed Lower Roxbury Project Area within the revised Roxbury-North Dorchester GNRP boundary.

** Figures shown are for the Roxbury-North Dorchester GNRP Area within the revised GNRP boundary, excluding the Washington Park Urban Renewal Project Area.

Private investment in new housing construction and dwelling rehabilitation, and in the development of new and rehabilitated commercial and industrial building space could exceed \$75-million.

It is unlikely, however, that private funds would actually be committed, in the amounts and for the purposes proposed, unless there were some reasonable assurance that there would be a general up-grading of the Roxbury GNRP Area, or of each project area, as a whole.

State and City outlays for environmental improvements in the form of new schools and play areas, community centers, libraries, and fire stations, and new and improved streets, utilities, and major highways could be expected to provide the necessary assurance. Public outlays for such improvements could exceed another \$75-million.

In the final analysis, however, the actual expenditure of any local funds from either public or private sources would depend upon the provision of adequate sites and land areas for new development and construction.

Since it is highly unlikely that such sites and land areas could or would be made available except through urban renewal action, the ultimate expenditure of more than \$150-million in

public and private funds from local sources for neighborhood improvement in the Roxbury GNRP Area is dependent upon the availability of Federal money for such action.

COST OF URBAN RENEWAL ACTION CAN BE ESTIMATED NOW

The amount of money required to extend urban renewal action into those sections of the Roxbury-North Dorchester GNRP Area, outside of Washington Park, can be readily estimated. That amount is slightly less than \$75-million, and the following table sets forth in capsule form the way in which the costs of urban renewal action could be financed.

Financing	Lower Roxbury*	Highland Park	North Dorchester	Revised GNRP Less R-24**
Total cost	\$14,398	\$14,847	\$ 3,042	\$72,287
Federal grant	- 9,551	- 9,157	- 27,639	- 46,347
Local contribution	=\$ 4,847	=\$ 5,690	=\$15,403	=\$25,940
State share	- 2,224	- 3,289	- 9,999	- 15,512
City share	=\$ 2,623	=\$ 2,401	=\$ 5,404	=\$10,428

* Figures shown are for the proposed Lower Roxbury Project Area within the revised Roxbury-North Dorchester GNRP boundary.

** Figures shown are for the Roxbury-North Dorchester GNRP Area within the revised GNRP boundary, excluding the Washington Park Urban Renewal Project Area.

Clearly, the greater part of the required total of nearly \$75-million in public outlays for urban renewal action would be paid out either (1) directly in the form of Federal grants-in-aid for project planning and execution, or (2) in the form of reimbursement to the City by the Commonwealth under present programs providing its share of assistance for urban renewal and school

building construction.

Only about \$10-million, less than 15 percent, of the total costs of urban renewal action would ultimately be paid for by the City.

FEDERAL GRANTS SHOULD BE RESERVED
AT THE EARLIEST POSSIBLE TIME

Of the required total costs of urban renewal action of nearly \$75-million, about \$50-million would come directly from Federal grants-in-aid. Such grants would cover all survey and planning activities, land acquisition, relocation, building demolition, site clearance, and essential site improvements.

Federal survey and planning advance and "early land" loan requirements for the various stages of the proposed program of urban renewal action can also be readily estimated, in addition to the required Federal capital grants, and these are outlined in the following table:

Stage	Lower Roxbury*	Highland Park	North Dorchester	Revised GNRP Less R-24**
Planning	\$ 299	\$ 265	\$ 490	\$ 1,054
Early land	+ 6,876	+ 3,467	+ 5,166	+ 15,509
Execution	+ 2,376	+ 5,425	+ 21,983	+ 29,784
Capital grant	=\$9,551	=\$9,157	=\$27,639	=\$46,347

* Figures shown are for the proposed Lower Roxbury Project Area within the revised Roxbury-North Dorchester GNRP boundary.

** Figures shown are for the Roxbury-North Dorchester GNRP Area within the revised GNRP boundary, excluding the Washington Park Urban Renewal Project Area.

It should be pointed out again that these costs specifically do

not include the cost of acquiring the right-of-way of the proposed Inner Belt Highway in the Lower Roxbury and South End Areas, the cost of highway construction, or the cost of relocating families and businesses from the proposed right-of-way area.

Federal capital grants necessary for the planning and execution of urban renewal projects in Lower Roxbury, Highland Park, and North Dorchester should be reserved at the earliest possible time if the urgently-needed, comprehensive program of neighborhood improvement and dwelling rehabilitation in the Roxbury GNRP Area, as outlined in this report, is to be promptly begun and vigorously carried out.

LOCAL CONTRIBUTION WOULD BE IN THE FORM
OF NEEDED COMMUNITY FACILITIES

The local contribution toward the costs of urban renewal action would be about \$26-million.

This amount would be provided essentially in the form of public improvements such as the new schools and play areas, community centers, libraries, and fire stations, and the new and improved streets and utilities which would, in any event, have to be built or installed by the City in the course of maintaining its basic municipal facilities and services.

No additional cash outlays on the part of the City for urban renewal action would be required.

The total outlay required to provide for such facilities, other than the proposed Inner Belt Highway and the proposed Campus High School, is estimated to be about \$32-million, of which the \$26-million noted above represents about 80 percent or that portion of the total outlay which would be directly creditable toward the required local share of the costs of undertaking proposed urban renewal projects in the Roxbury-North Dorchester GNRP Area, outside of Washington Park. It is this creditable portion--the \$26-million--which represents the local contribution toward the total costs of urban renewal action in this area.

Of the \$32-million total outlay, about \$9.25-million would be for new and improved schools, and the remaining \$22.75-million for other public improvements including new and improved play areas, open spaces, community centers, streets, and utilities.

THE FIRST PART OF THE HISTORY OF THE
LIFE OF THE LATE LORD OF THE TREASURY
OF THE KINGDOM OF GREAT BRITAIN

AND OF HIS DEATH
IN THE YEAR OF HIS AGE 68
IN THE YEAR OF HIS REIGN 1701
BY JOHN HANCOCK

IN TWO VOLUMES

LONDON: Printed by J. HANCOCK, at the Sign of the Crown, in St. Pauls Church-yard, 1701

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Funds for such purposes would customarily be expended from future appropriations from current municipal revenue, or from the proceeds of bond issues authorized in aid of urban renewal under the terms of Chapter 121, or from the proceeds of bond issues for schools and for other capital improvements under the terms of Chapters 44 and 645, of the Massachusetts General Laws.

Some bond issue authorizations covering the construction of school buildings, such as the proposed replacement of the Abby May School in Highland Park, have already been approved by the City.

CITY COULD RECEIVE NEARLY FULL CREDIT FOR CAPITAL OUTLAYS

Of the total outlay of \$32-million, the portion which would be creditable toward the local share of urban renewal project costs would be based upon the extent to which in each case such facilities and improvements might be expected to serve either the Roxbury GNRP Area as a whole, outside of Washington Park, or any one of the individual project areas proposed.

The \$26-million which is creditable can, and in the case of the Roxbury-North Dorchester GNRP Area outside of Washington Park does, exceed the required one-third share of urban renewal project costs, but according to Federal procedure must be credited in full toward such costs. The excess amount of \$2.75-million, over and above what is required, however, may be used or "pooled" to help meet the local share of other projects in other parts of the City which may be undertaken simultaneously.

The \$6-million difference between the total local outlay of \$32-million for community facilities and other public improvements in the Roxbury GNRP Area, and the \$26-million which is creditable as a local contribution toward the costs of urban renewal action in the Area outside of Washington Park, may also be in large measure creditable to urban renewal projects outside of Lower Roxbury, Highland Park and North Dorchester. This is because many facilities and improvements proposed and required as an essential part of the comprehensive program for neighborhood betterment in these proposed project areas would also serve people living in Washington Park or even in areas outside the Roxbury GNRP Area.

It is estimated, for example, that about \$4-million of the proposed expenditures creditable in part to these three projects would also be creditable in some additional measure to Washington

Park, while more than \$.75-million might be credited at a later date toward the cost of urban renewal projects in the South End, Jamaica Plain or Parker Hill-Fenway when, as, and if such projects are approved. In some instances, a portion of the total money spent by the City for facilities and improvements might not be creditable at all, at least to the extent to which such facilities and improvements are not expected to serve present or future urban renewal project areas. Only \$1.25-million is currently estimated to be un-creditable for urban renewal purposes.

Under these circumstances, more than 95 percent of the \$32-million in total local outlays for required facilities and improvements in the Roxbury GNRP Area could ultimately be creditable toward the local share of the costs of urban renewal action in the Boston Development Program.

STATE ASSISTANCE WOULD ULTIMATELY REDUCE TOTAL CITY OUTLAYS

Although initially, the City would be obligated to make the total outlay of \$32-million for community facilities and public improvements required to provide the necessary credit to meet the local share of proposed project costs, more than \$16.5-million in the form of State assistance for urban renewal and school building construction would ultimately be paid or reimbursed to the City by the Commonwealth.

Of this amount, more than \$11.5-million would come in the form of aid for urban renewal, and the remaining \$5-million in the form of aid for school building construction.

Under these conditions, the City's own share of the total public outlay would not exceed \$15.5-million, or about 15 percent of the anticipated public investment in the proposed neighborhood improvement program.

PROPOSED PROGRAM AND SCHEDULE FOR EXTENDING URBAN RENEWAL ACTION IN ROXBURY-NORTH DORCHESTER GNRP AREA DEPENDS ON THE AVAILABILITY OF FEDERAL FUNDS

Given necessary approvals from the Mayor, the community, the Authority, the City Council, and State and Federal agencies, as required, the proposed program of neighborhood improvement for projects in the Roxbury-North Dorchester GNRP Area, outside of Washington Park, might reasonably be expected to get underway and to proceed in accordance with the following time schedule.

4. The fourth part of the document discusses the role of the accounting department in providing financial advice and support to management. It highlights the importance of clear communication and collaboration between the accounting department and other departments in the organization.

5. The fifth part of the document concludes with a summary of the key points discussed and a call to action for all employees to ensure the highest standards of financial reporting and transparency.

Activity	Lower Roxbury*	Highland Park	North Dorchester	Revised GNRP Less R-24**
Planning				
Begin	7-65	1-66	7-66	7-65
End	7-66	1-67	1-68	1-68
Early land				
Begin	7-65	1-66	7-66	7-65
End	7-66	1-67	1-68	1-68
Execution				
Begin	7-66	1-67	1-68	7-66
End	7-68	1-69	1-71	1-71

* Figures shown are for the proposed Lower Roxbury Project Area within the revised Roxbury-North Dorchester GNRP boundary.

** Figures shown are for the Roxbury-North Dorchester GNRP Area within the revised GNRP boundary, excluding the Washington Park Urban Renewal Project Area.

It must be emphatically pointed out, however, that in the last analysis, the commencement of project planning with people and organizations in the area, early land acquisition-disposition and project execution activities designed to carry out the urgently-needed, attainable and timely program of comprehensive neighborhood improvement and dwelling rehabilitation, and to extend urban renewal action in the Roxbury-North Dorchester GNRP Area, will be dependent on the availability of Federal funds.

PROPOSED BUDGET AND CAPITAL GRANT REQUIREMENTS : LOWER ROXBURY

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SURVEY AND PLANNING BUDGET

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Lower Roxbury
Urban Renewal Area

PROJECT NUMBER (if known)

BUDGET NUMBER

INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HHFA. Submit original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 2 copies to HHFA.

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
		USE ONLY FOR REVISED BUDGETS		BUDGET REQUESTED FOR 12 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	ADMINISTRATION:				
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 109,195	\$
	b. TRAVEL (R 1410.05)			1,085	
2	OFFICE FURNITURE AND EQUIPMENT (R 1475)			--	
3	LEGAL SERVICES (R 1410.024, R 1415.01)			150	
4	SURVEY AND PLANNING (R 1410.021, R 1430)			92,600	
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			58,990	
6	RELOCATION PLANNING (R 1410.023, R 1443.01)			--	
7	SUBTOTAL			262,020	
8	RESERVE AND CONTINGENCIES			35,732	
9	TOTAL (Line 7 plus 8)	\$	\$	\$ 297,752	\$
10	PROJECT INSPECTION FEE (R 1418)			1,176	
11	TOTAL SURVEY AND PLANNING BUDGET (Line 9 plus 10)	\$	\$	\$ 298,928	\$

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Date

Signature of Authorized Officer

Local Public Agency

Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region _____

SURVEY AND PLANNING APPLICATION
PROJECT NO. MASS. R-

BINDER NO.

Lower Roxbury Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ESTIMATE OF FEDERAL GRANT REQUIREMENT

CODE NO. R-121

1. Project Expenditures			
(a) Planning Costs	\$	298,928	
(b) Administration Costs	+	471,213	
(c) Property Acquisition	+	7,286,103	
(d) Project Improvements	+	--	
(e) Other Costs	+	<u>2,605,344</u>	
(f) Subtotal	=	\$10,661,588	\$10,661,588
2. Local Non-Cash Grants-in-Aid			
(a) Land Donations	\$	--	
(b) Demolition and Removal	+	75,000	
(c) Project Improvements	+	4,512,500	
(d) Public Facilities	+	259,500	
(e) Other			
(1) "107" Credits	\$--		
(2) "112" Credits	<u>+ --</u>		
(3) Subtotal	= \$--	--	
(f) Subtotal	=	<u>\$ 4,847,000</u>	+ <u>4,847,000</u>
3. Gross Project Cost			= \$15,508,588
4. Land Disposal Proceeds			- <u>2,402,770</u>
5. Net Project Cost			= \$13,105,818
6. Minimum Local Contribution (1/3 of Line 5)			= \$ 4,368,606

(table continued on next page...)

(...table continued from preceding page)

Lower Roxbury Urban Renewal Area
Survey and Planning Application

ESTIMATE OF FEDERAL GRANT REQUIREMENT

7.	Net Project Cost		\$13,105,818
8.	Local Non Cash Grants-in-Aid		
	(a) City	\$2,622,697	
	(b) State		
	(1) Urban Renewal	\$2,184,303	
	(2) School	+ 40,000	
	(3) Highway	+ --	
	(4) Subtotal	= \$2,224,303	+ 2,224,303
	(c) Subtotal		= \$4,847,000 - 4,847,000
9.	Project Capital Grant (Line 7 minus Line 8)		=\$ 8,258,818
10.	Relocation Grant		
	(a) Title 1	\$1,292,670	
	(b) Highway	+ --	
	(c) Subtotal	= \$1,292,670	+ 1,292,670
11.	Total Federal Capital Grant		=\$ 9,551,488

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PROPOSED BUDGET AND CAPITAL GRANT REQUIREMENTS : HIGHLAND PARK

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SURVEY AND PLANNING BUDGET

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Highland Park
Urban Renewal Area

PROJECT NUMBER (if known)

BUDGET NUMBER

INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HHFA. Submit original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 2 copies to HHFA.

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Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
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		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	ADMINISTRATION:				
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 109,195	\$
	b. TRAVEL (R 1410.05)			1,085	
2	OFFICE FURNITURE AND EQUIPMENT (R 1475)			--	
3	LEGAL SERVICES (R 1410.024, R 1415.01)			150	
4	SURVEY AND PLANNING (R 1410.021, R 1430)			66,350	
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			51,182	
6	RELOCATION PLANNING (R 1410.023, R 1443.01)			--	
7	SUBTOTAL			227,962	
8	RESERVE AND CONTINGENCIES			35,732	
9	TOTAL (Line 7 plus 8)	\$	\$	\$ 263,694	\$
10	PROJECT INSPECTION FEE (R 1418)			1,104	
11	TOTAL SURVEY AND PLANNING BUDGET (Line 9 plus 10)	\$	\$	\$ 264,798	\$

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Date

Signature of Authorized Officer

Local Public Agency

Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region _____

SURVEY AND PLANNING APPLICATION
PROJECT NO. MASS. R-

BINDER NO.

Highland Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ESTIMATE OF FEDERAL GRANT REQUIREMENT

CODE NO. R-121

1. Project Expenditures

(a) Planning Costs	\$ 264,798	
(b) Administration Costs	+ 945,920	
(c) Property Acquisition	+ 4,765,530	
(d) Project Improvements	+ 1,693,600	
(e) Other Costs	+ <u>1,972,458</u>	
(f) Subtotal	= \$9,642,306	\$ 9,642,306

2. Local Non-Cash Grants-in-Aid

(a) Land Donations	\$ --	
(b) Demolition and Removal	+ 25,000	
(c) Project Improvements	+ 1,693,600	
(d) Public Facilities	+ 3,971,725	
(e) Other		
(1) "107" Credits	\$--	
(2) "112" Credits	+ <u>--</u>	
(3) Subtotal	= \$--	--

(f) Subtotal	= <u>\$5,690,325</u>	+ 5,690,325
--------------	----------------------	-------------

3. Gross Project Cost	= <u>\$15,332,631</u>
-----------------------	-----------------------

4. Land Disposal Proceeds	- 710,681
---------------------------	-----------

5. Net Project Cost	= <u>\$14,621,950</u>
---------------------	-----------------------

6. Minimum Local Contribution (1/3 of Line 5)	= \$ 4,873,983
---	----------------

(table continued on next page...)

(...table continued from preceding page)

Highland Park Urban Renewal Area
Survey and Planning Application

ESTIMATE OF FEDERAL GRANT REQUIREMENT

7.	Net Project Cost		\$14,621,950
8.	Local Non Cash Grants-in-Aid		
	(a) City	\$2,401,333	
	(b) State		
	(1) Urban Renewal	\$2,436,992	
	(2) School	+ 852,000	
	(3) Highway	+ --	
	(4) Subtotal	\$3,288,992 + 3,288,992	
	(c) Subtotal		=\$5,690,325 - 5,690,325
9.	Project Capital Grant (Line 7 minus Line 8)		=\$ 8,931,625
10.	Relocation Grant		
	(a) Title 1	\$ 225,640	
	(b) Highway	+ --	
	(c) Subtotal		=\$ 225,640 + 225,640
11.	Total Federal Capital Grant		=\$ 9,157,265

PROPOSED BUDGET AND CAPITAL GRANT REQUIREMENTS : NORTH DORCHESTER

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SURVEY AND PLANNING BUDGET

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

North Dorchester
Urban Renewal Area

PROJECT NUMBER (if known)

BUDGET NUMBER

INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HHFA. Submit original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 2 copies to HHFA.

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
		USE ONLY FOR REVISED BUDGETS		BUDGET REQUESTED FOR 18 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	ADMINISTRATION:				
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 179,694	\$
	b. TRAVEL (R 1410.05)			1,805	
2	OFFICE FURNITURE AND EQUIPMENT (R 1475)			--	
3	LEGAL SERVICES (R 1410.024, R 1415.01)			150	
4	SURVEY AND PLANNING (R 1410.021, R 1430)			128,850	
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			117,600	
6	RELOCATION PLANNING (R 1410.023, R 1443.01)			--	
7	SUBTOTAL			428,099	
8	RESERVE AND CONTINGENCIES			59,231	
9	TOTAL (Line 7 plus 8)	\$	\$	\$ 487,330	\$
10	PROJECT INSPECTION FEE (R 1418)			2,232	
11	TOTAL SURVEY AND PLANNING BUDGET (Line 9 plus 10)	\$	\$	\$ 489,562	\$

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Date

Signature of Authorized Officer

Local Public Agency

Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region _____

SURVEY AND PLANNING APPLICATION
PROJECT NO. MASS. R-

BINDER NO.

North Dorchester Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ESTIMATE OF FEDERAL GRANT REQUIREMENT

CODE NO. R-121

1. Project Expenditures

(a) Planning Cost	\$ 489,562	
(b) Administration Costs	+ 2,821,775	
(c) Property Acquisition	+ 15,381,850	
(d) Project Improvements	+ 5,228,400	
(e) Other Costs	+ <u>4,511,073</u>	
(f) Subtotal	=\$28,432,660	\$28,432,660

2. Local Non-Cash Grants-in-Aid

(a) Land Donations	\$ --	
(b) Demolition and Removal	+ 75,000	
(c) Project Improvements	+ 5,228,400	
(d) Public Facilities	+ 10,099,325	
(e) Other		
(1) "107" Credits	\$--	
(2) "112" Credits	+ <u>--</u>	
(3) Subtotal	=\$--	--
(f) Subtotal	<u>\$15,402,725</u>	+ <u>15,402,725</u>

3. Gross Project Cost = \$43,835,385

4. Land Disposal Proceeds - 1,885,556

5. Net Project Cost = \$41,949,829

6. Minimum Local Contribution (1/3 of Line 5) = \$13,983,276

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(...table continued from preceding page)

North Dorchester Urban Renewal Area
Boston Redevelopment Authority

ESTIMATE OF FEDERAL GRANT REQUIREMENT

7.	Net Project Cost		\$41,949,829
8.	Local Non Cash Grants-in-Aid		
	(a) City	\$ 5,403,647	
	(b) State		
	(1) Urban Renewal	\$6,991,638	
	(2) School	+ 3,007,440	
	(3) Highway	+ --	
	(4) Subtotal	= \$9,999,078 + 9,999,078	
	(c) Subtotal	=\$15,402,725	15,402,725
9.	Project Capital Grant (Line 7 minus Line 8)		<u>=\$26,547,104</u>
10.	Relocation Grant		
	(a) Title 1	\$ 1,091,720	
	(b) Highway	+ --	
	(c) Subtotal	=\$ 1,091,720	+ 1,091,720
11.	Total Federal Capital Grant		<u>=\$27,638,824</u>

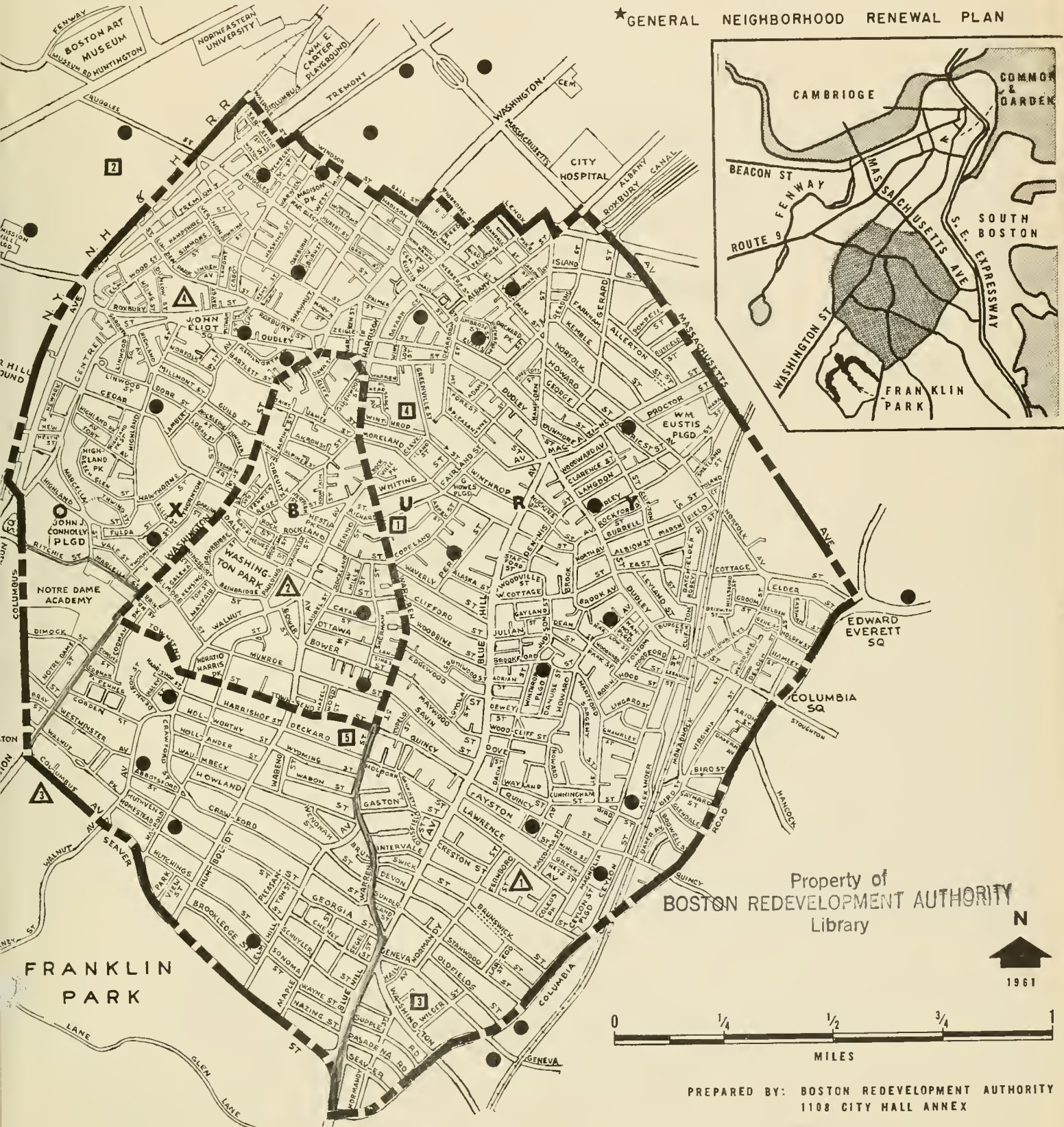
ROXBURY-NORTH DORCHESTER GNRP AREA & WASHINGTON PARK RENEWAL AREA

	BOUNDARY	ACREAGE	POPULATION	FAMILIES	STAGE
NRP AREA	—————	1,700	80,000	23,000	GENERAL PLANNING
RENEWAL AREA	—————	186	13,300	3,800	PROJECT PLANNING

PUBLIC SCHOOLS

- ELEMENTARY
- △ JUNIOR HIGH
- SENIOR HIGH
- 1 CAMPBELL
- 1 CLERICAL
- 2 LEWIS
- 2 BOYS' TRADE
- 3 ROOSEVELT
- 3 BURKE
- 4 TIMILTY
- 4 GIRLS'
- 5 TECHNICAL

★ GENERAL NEIGHBORHOOD RENEWAL PLAN



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BOSTON REDEVELOPMENT AUTHORITY
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1108 CITY HALL ANNEX

BOSTON GLOBE 27 MAY 1971

Campus h.s. plan finds favor in Roxbury

The \$31 million proposed campus high school and development project, ready to receive final approval from Boston, state and Federal agencies, received virtual unanimous endorsement of the Roxbury community last night in the first phase of City Council hearings.

The 130-acre urban renewal project for the Lower Roxbury area was hailed as a benefit to the community and the city by the nearly 20 public officials, residents and representatives of civic organizations who testified.

The key to the plan as explained to Roxbury residents last night is an unusual, 5000-student, city-

wide, campus style, high school complex featuring a series of educational and cultural-arts 'houses' surrounded by recreational fields. Also on the site will be 650 units of new housing, parks and a new elementary school.

School Supt. William H. Ohrenberger and BRA director Robert T. Kenney spoke in favor of the proposal. Also recorded in favor were the Roxbury Multi - Service organization, the NAACP, United Community Services, Salvation Army and the Lower Roxbury Community Corporation that will develop about 400 housing units within the project.

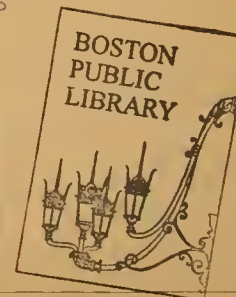




Roxbury - North Dorchester

G.N.R.P.

GOVDOC
BRA
2279
MAP



BOSTON MAP (NO. 4) SHOWING THE CITY OF BOSTON AND THE ADJACENT AREAS
INCLUDING THE WASH. PARK ACQUISITION AREA

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1914 EDITION

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